

# Streamlining Requirements at Rocky Flats

Barbara Mazurowski/Alan Parker

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## Vision

- Establish a repeatable, **SAFE**, “commercial” process for the decommissioning of administrative facilities at RFETS by employing the principles of Integrated Safety Management (ISM) while significantly lowering life cycle costs
- Capture up to \$100 million in baseline cost savings through application of commercial practices

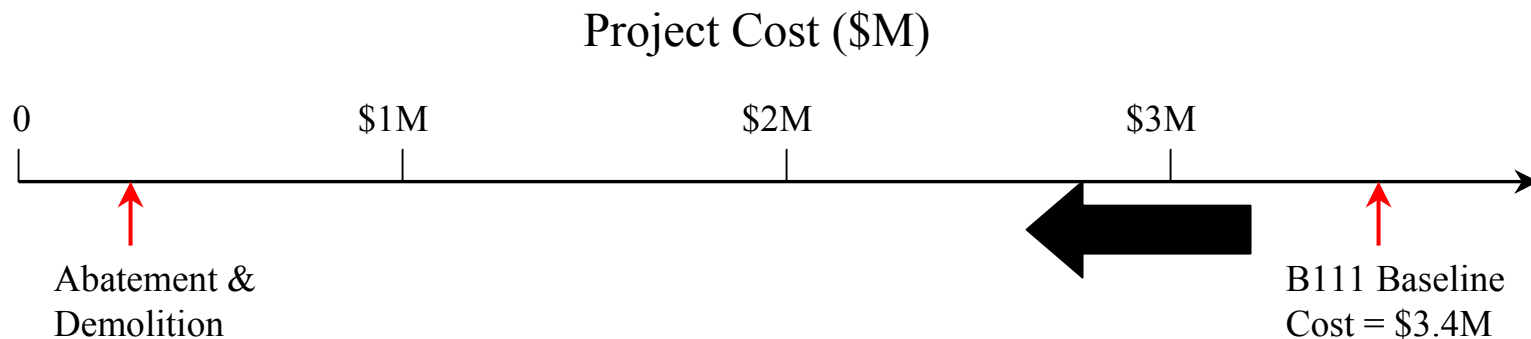




Mitchell Elementary School  
Golden, Colorado



Building 111  
RFETS



**SAFE** COST  
EFFECTIVE GOAL



# Strategy and Approach

## Strategy:

- Maintain ALL existing contractual responsibilities and requirements
- Appropriately utilize contractual authority to establish subcontract flow-down terms and conditions

## Approach:

- Benchmark commercial D&D projects and practices
- Evaluate all existing subcontract requirements compared to commercial practices and contractual authority to establish flow-downs
- Develop new standard commercial D&D approach that accomplishes safe work performance and compliance with appropriate requirements



# Safety

- Pre-qualification based on safety performance
- Full compliance with OSHA, EPA, DOT, and CDPHE regulations
- Copies of all safety documentation required by Regulations
  - Demolition Plan
  - Asbestos training certification
  - Dust control plan
  - Other
- Apply ISMS through the subcontract Statement of Work
  - Statement of Work included in solicitation and subcontract
  - Hazard identified
  - Controls included in the subcontract, or as part of a subcontract deliverable
  - Dedicated team to manage changes (Rapid Response)



## DOE Orders and Requirements

- Appropriately apply contractor authority to determine necessary and sufficient subcontractor flow-down requirements for DOE Orders (matrix analysis yields appropriate flow-downs)
- Prime Contractor will not task subcontractor with review of DOE orders or their requirements. All requirements will be included in the subcontract or implemented by Prime Subcontractor



## Building 111 D&D Acquisition Strategy

- **Objective:**
  - Demonstrate application of D&D commercial practices to safely and compliantly abate/demolish Building 111 with significantly reduced costs
- **Approach:**
  - Establish new “commercial” subcontract terms and conditions
    - Prime Contract required flow-down (3 clauses)
    - Statutory or Regulatory (4 clauses)
    - Desired (36 clauses)
  - Establish “requirements” SOW



## Building 111 D&D Acquisition Plan

- **Public Advertisement issued January 8, 2001:**
  - ▢ CBD
  - ▢ Demolition News

} - Identical language released on same date  
- Two Step process
- **Pre-Qualification (STEP 1) responses due February 1, 2001:**
  - ▢ Safety and Compliance
  - ▢ Past Experience requirements
  - ▢ Financial Stability

} - Advertisement identifies specific submittal
- **K-H Evaluation of Pre-Qual. Submittals:**
  - ▢ K-H Go/No Go Determination (see K-H Evaluation Plan)
- **Establish Pre-qualified Source List and RFP issue (STEP 2) February 9, 2001**





## Building 111 D&D Acquisition Plan (cont.)

- **RFP Features (see Pre-Procurement Plan):**

- ☐ Public Advertisement Language
- ☐ New commercial T&Cs (incl. matrix analyses w/justification)
- ☐ FFP(s) for:
  - Asbestos Abatement
  - Demolition
  - Abatement and Demolition
- ☐ Only price is evaluated for award determination
  - K-H reserves right to negotiate/discuss prior to award
  - Best value determination

} May award 1 or 2 subcontracts



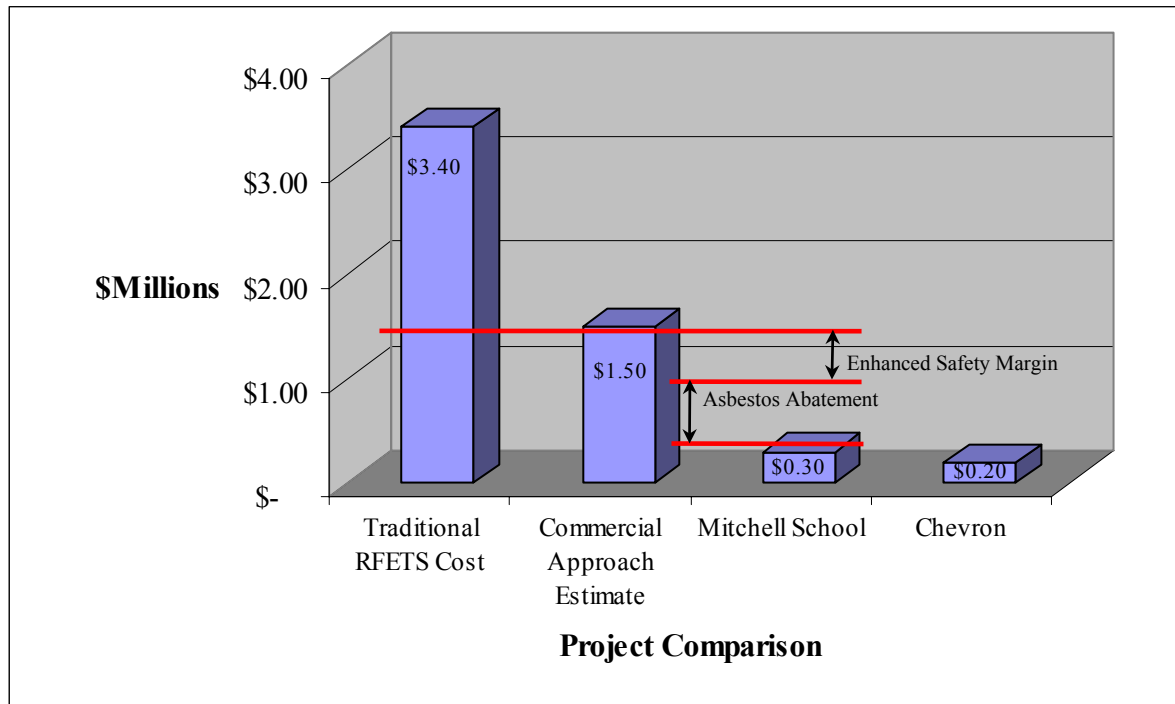
## Building 111 D&D Acquisition Plan (cont.)

- **Pre-Proposal Conference (February 20, 2001):**
  - ▢ RFP review and RFETS orientation
  - ▢ Offeror written questions (K-H written answers follow)
  - ▢ Offerors B-111 Characterization walk-through (5 days)
- **Subcontract Award(s) on March 29, Start Work May 1, and Complete Project August 30, 2001**
- **Cookie-Cutter Application Site-Wide**
  - ▢ Follow-On Competitions (80 to 100 million dollars)



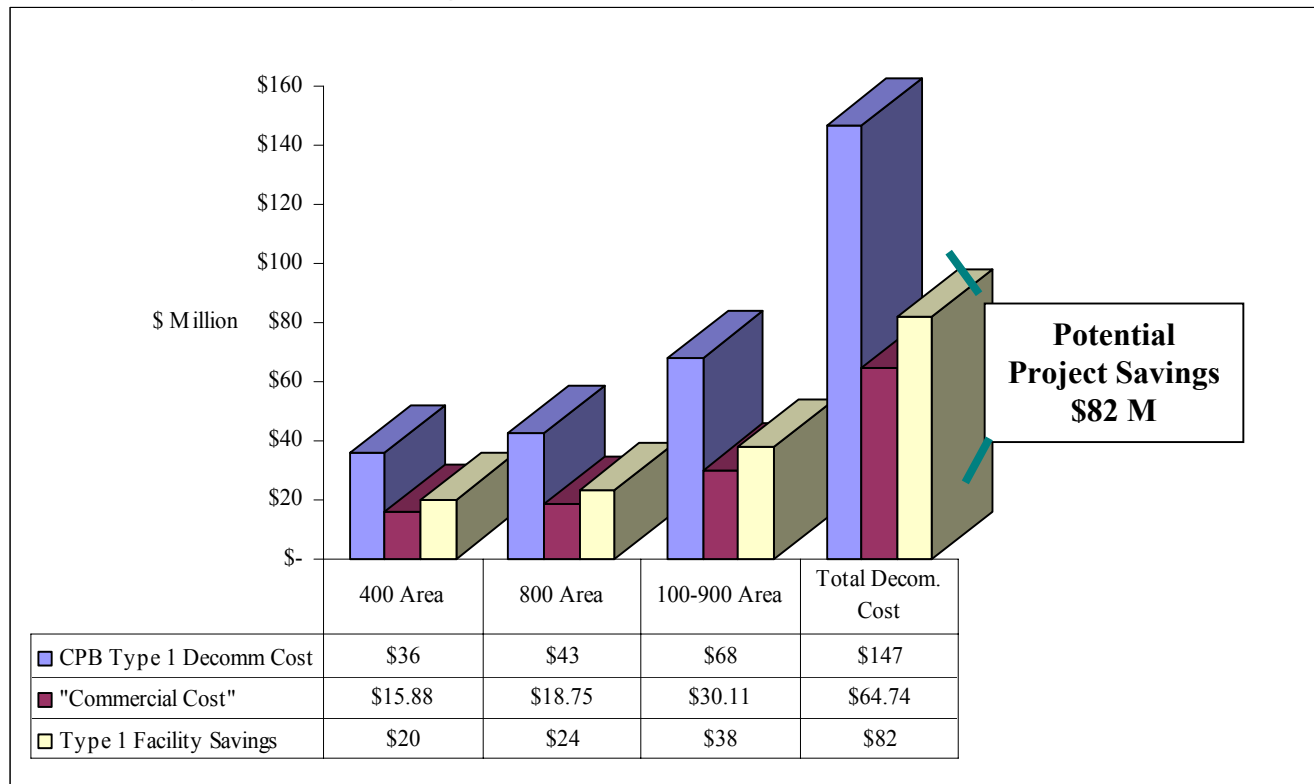
# Cost Savings

- Benchmark comparisons



# Potential Cost Savings

- Cost savings could be re-programmed to expedite site closure
- Apply cost savings DOE complex-wide



## Summary / Path Forward

- Summary
  - Existing contractual responsibilities will NOT change
  - Utilizing existing contract authority to establish new “commercial” subcontract
  - Commercial approach will result in significant cost savings
  - Savings can be realized both at RFETS and DOE complex wide
  - DOE's role



## Lessons Learned

- Pilot Project was successful
- Additional oversight was required to achieve basic OSHA compliance
- Local Asbestos Workers were difficult to obtain
- Restriction on use of Foreign Nationals needs to be revised
- Firm Fixed Price Commercial Subcontract identified administrative weaknesses
- Badging of personnel for an extended project is time intensive

